

ZONING AMENDMENT COMMITTEE MINUTES September 20, 2022

PRESENT: Jen Rand, Kim Leaird, Larry Schubert, Leah Smith, Joe Tierney and Jane Rossi.

ABSENT: Jessica Miller

Jen opened the meeting at 3:30

MINUTES:

Jen moved and Larry seconded the motion to approve the September 13, 2022 minutes. All in favor

DISCUSSION:

- Leah stated the committee is trying to strike a balance by keeping a peaceful community while allowing for growth. She said we may not want to allow an abundance of food trucks at one event but we don't want to completely restrict them either. Jen said feedback will be useful when presenting the proposed bylaw in a public meeting.

●List of questions for Town Counsel:

1) Can/Should the Select Board be added to the Zoning Bylaws as a permit granting authority?

Kim said the OB Select Board appears in the use table of their zoning bylaws and Jane said she has seen them included in other town bylaws. Jen stated that the "Select Board" could be the board to offer event permits under the Use Table. It was clarified that an "event" is something that is open to the public while something such as a "wedding" is a private function. Jane was asked to check on the allowable use at the Allen Farm in Chilmark.

2) Please clarify "Occasional" vs "Incidental" use or events:

The committee agreed this may be a difficult question. An example was raised regarding the "World Market Monday" event. The owner sets up on Monday's at the Grange Hall during the summer and conducts a couple of off season events at her home. How would that be permitted?

Larry pointed out that the Select Board already permits limited retail sales such as the purchase of beer and wine at an event. Listing them in the use table as the permit granting authority gives them the ability to grant a permit. Currently, the VR District doesn't allow retail sales at all.

3) Legal definition for "Limited Retail Sales":

The committee felt the Select board should allow this.

4. Current locations for events: Misty Meadows, The Grange Hall, Nat's Farm, The Ag Hall, Polly Hill:

The Ag Hall has its own protection or is perhaps "grandfathered". Jen pointed out that the Artisan's have increased their events by a large margin and Leah said we have many more events than we used to and our population has grown. She said we may need to consider offering more within the village district. Jen gave an example that perhaps the old Taylor property could one day become an antique shop. It could happen

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and it may be a good thing. It was pointed out that there isn't anything for bus passengers to do in the village while they are waiting for the next bus. These are things that need to be considered.

Jen said she and Jane would finalize the list and send it to Attorney Rappaport.

The meeting adjourned at 4: 15 pm.

Respectfully submitted,

Jane Rossi

Approved on November 29, 2022 Larry-yes, Leah-yes, Jen-yes, Kim-yes, Joe-yes, Jessica abstained.